

MINUTES

BOARD OF SUPERVISORS REGULAR SESSION

**MARCH 22, 2006
6:30 P.M.**

The Silver Spring Township Board of Supervisors met in a regular session on Wednesday, March 22, 2006 at the Township Building, 6475 Carlisle Pike, Mechanicsburg, Pennsylvania.

Chairman Latta called the meeting to order at 6:30 p.m. and the Pledge of Allegiance to the Flag was given.

Supervisors present: Chairman Christopher Latta, Vice-Chairman Jan LeBlanc, Supervisor Jackie Eakin, Supervisor Mary Lou Pierce-McLain, and Supervisor Vincent DiFilippo.

Staff members present: Mr. Kelly K. Kelch, Assistant Township Manager, Mr. Steve A. Stine, Esquire, Township Solicitor; Mr. Bony R. Dawood, Dawood Associates, Inc.; Mr. James E. Hall, Zoning Officer; Mr. Walter H. Hughes, Chief of Police; and Mrs. Sue Ellen Adams, Secretary/Treasurer.

Others present:

Brenda Stoner
Stephen Stoner
Don Haubert
Scott Akens
Pat & Larry Kieffer
Sam Wilder
Brown Vincent
John Clark
Chuck Zelisky

Royal Palmer
Eric Casanave
John & Belva Hoffman
Tom Sweeney
Dennis & Linda Hoke
Nancy Griffie
Matt Hawk
Rick Rovengo
Dave Strong

EXECUTIVE SESSION

The Board announced that an Executive Session was held immediately prior to this meeting and on March 18, 2006 to discuss personnel matters.

PETITIONS AND COMMENTS

Mr. Tom Sweeney expressed concerns about no pavement markings on Woods Drive and a significant blind spot coming out from Skyline Drive onto Rich Valley Road.

Commissioner Rick Rovengo provided handouts and updates on the Open Space Plan and talked about the transportation issues associated with Corridor One and I-81's growing use.

PUBLIC HEARINGS

KIEFFER/HOFFMAN
ZONING CHANGE REQUEST Z2006-1

Chairman Latta turned the conduct of the public hearing for the Kieffer/Hoffman Zoning Change Request, over to the Township Solicitor, Mr. Steve Stine, at 6:48 p.m.

The hearing was advertised in the West edition of The Patriot-News on Wednesday, March 8, 2006 and on, Wednesday, March 15, 2006.

The hearing was declared closed at 7:04 p.m.

A copy of the transcript is made part of these minutes by reference.

APPROVAL OF MINUTES

FEBRUARY 22, 2006

On a Pierce-McLain/DiFilippo motion, the Board of Supervisors approved the minutes from the meeting held February 22, 2006.

The motion carried.

REPORTS

POLICE

Nothing additional.

ENGINEER

No additional report.

TREASURER REPORT

Mrs. Sue Ellen Adams gave the Treasurer's report for the month of February 2006 and by agreement the report was filed subject to audit.

EMERGENCY MANAGEMENT COUNCIL

Mr. James Hall reported that at the Cumberland County Emergency Management meeting discussion was held on the need for Public Officials to be certified in FEMA'S NIMS 700 course. There is an on-line course available. Supervisor LeBlanc suggested calling Perry Albert with West Shore COG to discuss training options.

RECREATION ADVISORY COUNCIL

Nothing additional.

APPROVAL OF EXPENDITURES

On an Eakin/LeBlanc motion, the Board approved the expenditures since the February 22, 2006 meeting.

The motion carried.

OLD BUSINESSHAMLET SQUARE 2005-25P

Mr. Dave Strong, Mr. Don Haubert, and Mr. Eric Casanave discussed the Hamlet Square preliminary subdivision plan, 2005-25P, with the Board of Supervisors.

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors tabled action on the Hamlet Square subdivision plan, 2005-25P, and acknowledged the granting of time for plan review until April 13, 2006. The following waivers and comments must be addressed:

WAIVERS:

1. [SWMO:402.06] – Storm Water Basins

The applicant is requesting relief from the requirement to provide a two (2%) percent bottom slope or a one (1%) percent bottom slope with a lined low-flow concrete channel for all stormwater basins. This relief is requested on the basis that the applicant proposes dewatering of the basin with a sand filter system comprised of a perforated pipe underdrain system.

2. [SLDO:402.05.6c) H.] – Traffic Impact Report

The applicant is requesting relief from the requirement to provide a second egress lane for Bentzel Drive and a traffic signal for the Hogestown Road/ Bentzel Drive intersection. The request is made because the only measures that would mitigate the LOS drop at the intersection (additional lanes and/or traffic signal) are not acceptable to PaDOT due to other safety considerations. The developer has indicated a willingness to sponsor/fund other measures to help mitigate the potential safety concerns identified by the EMC.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE of 2003 (SLDO):

1. [SLDO:303.02] – EMC has reviewed this plan and expressed concerns about traffic safety issues at the Bentzel Drive and Hogestown Road intersection. The applicant and EMC have discussed options to improve this situation including making Bentzel Drive one way.
2. If the Township decides to make Bentzel One-Way, 185 Woods Partners agree to assume the costs associated with Silver Spring Township adopting an ordinance designating Bentzel Drive as a One-Way Road, including:
 - a. all costs necessary and normal to the adoption of a Township ordinance, including legal and advertising fees;

- b. efforts to coordinate the concerns of the affected residents of Bentzel Drive; and
 - c. all costs related to the procurement and installation of appropriate signage.
- 3. [SLDO:303.03] – An adequacy letter from the Cumberland County Conservation District is required prior to recording the plan.
- 4. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) is required for adoption by Silver Spring Township and approval by the Department of Environmental Protection.
- 5. [SLDO:402.06.2] – Prior to recording, all original seals, signatures, and notarizations must be provided.
- 6. [SLDO:402.06.3] – Declaration must be recorded prior to recording the plan.
- 7. [SLDO:402.07] – All applicable fees shall be paid prior to final plan approval.
- 8. [SLDO:602.07] – All new street names are subject to approval by the Township and the U.S. Postal Service.
- 9. [SLDO:609] – An approved Storm Water Management Permit for a Major Land Disturbance will be required prior to initiation of earth moving activities.

STORM WATER MANAGEMENT ORDINANCE of 2003 (SWMO):

- 10. [SWMO:402.19] – With a note similar to that provided on sheet 8 of 19, indicate that the Storm Water Management System is contingent upon the abandonment of the existing SSTA facility at the terminus of Holly Lane. Also, documentation of the SSTA's intentions regarding the facility shall be provided prior to recording the plan.

GENERAL COMMENTS:

11. The applicant will pay a recreation fee of \$1,300.00 per lot each time a building permit is obtained.
12. 185 Woods Partners agrees to pay a rate of \$200 per dwelling unit, which equates to a lump-sum payment of \$15,000 to the Township at the time of Final Land Development Plan recordation. This donation may be used for road improvements by the Township at its discretion.
13. 185 Woods Partners agrees to pay a lump-sum payment of \$20,000 to the Township at the time of Final Land Development Plan recordation. This represents a frontage fee (calculated by the Township Engineer) of \$100 per foot and will be used for future roadway improvements to Woods Drive.

The motion carried.

NEW BUSINESSEXONERATIONS

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors granted the exoneration from personal taxes for the delinquent taxpayer listed on the March 17, 2006 memo from the Secretary/Treasurer.

The motion carried.

TRADITIONS OF AMERICA CU2006-1
DECISION

On an Eakin/LeBlanc motion, the Board of Supervisors approved the Traditions of American, CU2006-1, conditional use application with the following conditions:

1. Applicant shall provide public water and sewer to project.

2. Since public sewer is proposed to be connected through the Hampden Township system, Applicant shall ascertain if the current Intermunicipal Agreement requires a revision to include this project, and shall provide our Solicitor with appropriate approval documents, as well as approval for capacity.
3. Applicant shall construct an 8" main and utility stub to make sewer available to West Hill Terrace and Dr. Fager's property, as well as provide an opportunity to extend underground electrical service to Dr. Fager's property.
4. Applicant shall provide a walking trail for passive recreation for project, no portion of which shall be in the steep slope area.
5. Applicant shall comply with all steep slope provisions currently in the ordinance and shall keep permanent open space in project. Vehicular traffic, including motorcycles, 4-wheelers, and similar type apparatus, shall be forbidden in steep slope areas.
6. Applicant shall comply with reverse frontage set back requirements, keep a clear sight distance, create a plus intersection, and create a plus (4-way) intersection, which will improve emergency services response time to Dr. Fager's property.
7. Applicant shall provide an access point from West Hill Terrace onto the vacant land owned by Dr. Fager and shall flatten out the topography to ensure good accessibility.
8. Applicant shall undertake all engineering measures necessary to ensure that any adverse storm water issues that may impact Samuel Wilder and/or Dr. Fager

are mitigated. Silver Spring Township shall approve the design feature.

9. Applicant's plan must identify that the Bali-Hai Road relocation will occur during the first phase of the subdivision and prior to issuance of any Certificates of Occupancies.
10. Applicant shall confirm identity of legal entity responsible for maintenance of common areas and shall provide HOA documents prior to final plan recording for the solicitor review.
11. Applicant must buffer all lots from Route 81, as well as all residential areas along Bali-Hai Road and West Hill Terrace.

The motion carried.

KIEFFER/HOFFMAN ZONING
CHANGE REQUEST Z2006-1
ORDINANCE NO. 1 of 2006

On a LeBlanc/DiFilippo motion, the Board of Supervisors tabled Ordinance No. 1 of 2006, the Kieffer/Hoffman zoning change request, Z2006-1, that would amend, modify and change the boundaries of the zoning map by deleting apportion of the existing Residential Estate (RE) zoning district and increasing the Neighborhood Commercial (C-1) zoning district.

The motion carried.

BRINKER PENN TRUST (CHILI'S
RESTAURANT) LIQUOR LICENSE
TRANSFER - RESOLUTION 2006-7

On an Eakin/Pierce-McLain motion, the Board of Supervisors adopted Resolution 2006-7 that would amend, modify and change Resolution 2005-19 to correct the liquor license number for the Brinker Penn Trust (Chili's Restaurant) liquor license transfer conditioned on the applicant paying the Township Solicitor's costs.

The motion carried.

TURKEY HILL MINIT MARKETS
LD2002-14F – MAINTENANCE
ESCROW RELEASE

On a LeBlanc/Eakin motion, the Board of Supervisors released the Maintenance Escrow for the Turkey Hill Minit Markets final land development plan, LD2002-14F, in the amount of \$1,337.04 plus March interest.

The motion carried.

195 ASSOCIATES CU2006-2

On a Pierce-McLain/Eakin motion, the Board of Supervisors forwarded the 195 Associates conditional use application, CU2006-2, to the Township's Planning Commission for its review and comments and set the hearing date of April 26, 2006 at 6:30 p.m. for consideration of the request.

The motion carried.

MARK R. T. SIMPSON CU2006-3

On a Pierce-McLain/LeBlanc motion, the Board of Supervisors forwarded the Mark R. T. Simpson conditional use application, CU 2006-3, to the Township's Planning Commission for its review and comments and set the hearing date of April 26, 2006 at 6:30 p.m. for consideration of the request.

The motion carried.

STONY RIDGE PARK-BULLETIN
BOARD PURCHASE

On a LeBlanc/Pierce-McLain motion, the Board of Supervisors approved the purchase of the bulletin board for Stony Ridge Park in the amount of \$1,795.00 from Nelson Harkins.

The motion carried.

LAND PRESERVATION GRANT
AUTHORIZATION

Supervisor DiFilippo stated that the Land Preservation Committee is requesting the Board's approval to apply for County and State grant money to be used for land use ordinance modifications and revisions

On a Pierce-McLain/LeBlanc motion the Board of Supervisors authorized the submission of grant applications for land use ordinance modifications and revisions.

The motion carried.

SUBDIVISION PLANSHELEN V. BIDDLE 2006-1F

Mr. John Clark gave a brief presentation on the Helen V. Biddle final subdivision plan, 2006-1F.

On a Pierce-McLain/LeBlanc motion the Board of Supervisors approved the Helen V. Biddle final subdivision plan, 2006-1F with conditions:

IMPACT COMMENTS:

1. [SWMO:303.01] – A stormwater management permit is required. However, it appears that the subdivision falls within the "Minor Land Disturbance" criteria. Therefore, in lieu of stormwater management facilities serving the entire subdivision, measures, which serve each lot separately, may be provided. These measures must be shown on the subdivision plan. (such as rooftop drainage infiltration pits, etc)

ZONING ORDINANCE OF 2003 (ZO):

2. [ZO:201.5.4] – Maximum Number of Permitted Dwellings or Lots - Provide the necessary supporting information to show the extent of the "parent tract". Based on this information, indicate the number of dwelling rights assigned to each previously subdivided

parcel (if applicable) and the number to be assigned to each of the proposed parcels as well as the number to be retained with the residual parcel.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF 2003 (SLDO):

3. [SLDO:304.06] – All final plans as recorded shall be submitted in electronic format compatible with AutoCAD 2000®.
4. [SLDO:305.04] – The waiver request shall provide a note on the plans indicating the ordinance name, ordinance section, section description, and the date the waiver was granted by the Board of Supervisors.
5. [SLDO:402.03.1] – Provide a benchmark within or immediately adjacent to the subject tract. Indicate the relationship of the benchmark's elevation to the National Geodetic Vertical Datum, of 1929 (NGVD'29).
6. [SLDO:402.03.3] – Provide location and description of existing lot line markers and monuments along the perimeter of the tract.
7. [SLDO:402.03.4] – Provide existing features on the subject tract. Specifically, provide the location of any marked utilities, overhead utilities, storm water management facilities, service roads, public facilities and tree lines.
8. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) must be approved by the Department of Environmental Protection.
9. [SLDO:402.06.1] – Provide a copy of the right-of-way agreement or a letter from the owner or lessee of such right-of-way stating any conditions on the use of the land and the minimum building setback and/or right-of-way line. Also, provide a reference to the recorded document.

10. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18” x 24” and be legible. Submission of a proof set prior to recording is required.
11. [SLDO:403.04.3] – All easements shall include information sufficient to accurately locate the easement within the property boundary and shall provide the current status (existing or proposed).
12. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
13. (SLDO:403.06.04] – The Cumberland County Recorder of Deeds requires that the name of the person signing the plan as the Owner or Equitable appear on each sheet of the plan.
14. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
15. [SLDO:608.01] – Provide monumentation in accordance with this section. Consult with the Township Engineer for the specific placement of concrete monuments.
16. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review.
17. [SLDO:615.01] – A recreation fee of \$1,300.00 shall be provided for each proposed dwelling unit prior to plan recording.
18. The zoning data on sheet 1 should list the number of lots remaining in the quota for the parent tract.
19. The contour interval should be shown at 2’ intervals on sheet 2.

20. Any wooded areas in lots 6 and 7 should be shown on the plan.

The motion carried.

- a. Request for Planning Waiver & Non-Building Declaration

On a LeBlanc/Eakin motion, the Board of Supervisors approved the request for the planning waiver and non-building declaration for the Helen V. Biddle final subdivision plan, 2006-1F.

The motion carried.

- b. Planning Module – Resolution 2006-8

On a LeBlanc/DiFilippo motion, the Board of Supervisors adopted Resolution 2006-8 revising the Township's Act 537 Waste Water Facility Plan for the Helen V. Biddle final subdivision plan, 2006-1F

The motion carried.

BETTY A. ZEIGLER 2006-4F

Mr. John Murphy gave a brief description on the Betty A. Zeigler final subdivision plan, 2006-4.

On a LeBlanc/Eakin motion, the Board of Supervisors approved the Betty A. Zeigler final subdivision plan, 2006-4F, with the following waivers and conditions:

WAIVERS:

1. [SLOD:402.03.1] – Existing Contours
The applicant is granted relief from the requirement to provide two (2') feet or five (5') feet contour intervals accompanied by a bench mark. The relief is approved on the following basis: 1.) Two (2') feet contour intervals are depicted for Lot #3, which lies in Monroe Township; 2.) The contours for the residual acreage are provided based on U.S.G.S. mapping; and 3.) No site improvements are proposed of the subject tract.

2. [SLDO:402.01.1] – Plan Scale
The applicant is granted relief from the requirement to provide the plan at a scale of 1 inch = 10, 20, 30, 40, 50, 60, or 100 feet. The relief is approved on the basis that the extents of the property cannot be shown on a single plan sheet with any of the permitted scales and, therefore, multiple sheets would be required. The applicant is proposing that the site and associated information can be adequately depicted with the use of a scale of 1 inch = 150 feet.
3. [SLDO:402.03.5] – Existing Sewer and Water Supply
The applicant is granted relief from the requirement to provide the location of off-site sanitary and water facilities. The relief is approved on the basis that the residual area fully within Silver Spring Township will not be altered or improved. The applicant is proposing the use of a “non-building waiver” to ensure that no construction activities requiring such facilities will be installed.
4. [SLDO:402.05.4] – Stormwater Management Report
The applicant is granted relief from the requirement to provide a stormwater management report for the proposed subdivision. The relief is approved on the basis that no disturbance is proposed nor is an increase in impervious coverage proposed. Therefore, the site will not require a stormwater management permit for which a report is typically required.
5. [SLDO:403.05.10] – Important Natural Habitats (Correct citation is [402.05.10])
The applicant is granted relief from the requirement to perform a Pennsylvania Natural Diversity Index (PNDI) search. The relief is approved on the basis that no disturbance is proposed on Lot #2 and, therefore, no impacts are possible.

IMPACT COMMENTS:

1. [ZO:201.6] – Design Standards
The plan and plan data shall be revised to reflect the requirements of the Agriculture Zone.
2. [SLDO:602.03.1 c)] – The applicant shall offer a total of twenty-five (25') feet of right-of-way from centerline (8.5 feet additional) for Old Stonehouse Road and the boundary lines and associated information shall be revised according.

ZONING ORDINANCE OF 2003:

3. [ZO:201.5] – Maximum Number of Permitted Dwellings or Lots
The plan must include the number of dwelling rights associated with that portion of the site within Silver Spring Township and that all the dwelling rights will be retained by that parcel.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF 2003:

4. [SLDO:304.02] – Provide verification of review and approval by Monroe Township.
5. [SLDO:305.01] – In addition to the plans for recording, a copy of the final plans shall be submitted in an electronic format compatible with AutoCAD 2000®.
6. [SLDO:305.04] – The waiver request shall provide a note on the plans indicating the ordinance name, ordinance section, section description, and the date the waiver was granted by the Board of Supervisors.
7. [SLDO:402.02.10] – Provide the correct zoning districts for the adjacent properties.
8. [SLDO:402.02.6] – Provide Tax Map and Parcel Number of subject tract.
9. [SLDO:402.03.1] – Indicate the relationship of the benchmark's elevation to the National

Geodetic Vertical Datum, of 1929
(NGVD'29).

10. [SLDO:402.03.2] – Provide the names and plan book record numbers for all immediately adjacent landowners and previously recorded plans.
11. [SLDO:402.03.4] – Provide the horizontal locations for any existing overhead utilities including utility poles and high-voltage electrical transmission lines.
12. [SLDO:402.03.6] – Show location of any trees three (3') feet in diameter or greater. If, upon investigation, it is determined that none exist, provide a plan note indicating that this requirement has been verified.
13. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) must be approved by the Department of Environmental Protection.
14. [SLDO:402.05.8] – Provide evidence of Pennsylvania Historical and Museum Commission (PHMC) notification and response.
15. [SLDO:402.05.10] – Show location of wetlands within the subject tract or provide testimony that no wetlands were found from a reputable source.
16. [SLDO:402.06.2] – Provide a Statement of Accuracy signed and sealed by the individual(s) responsible for the Subdivision and Land Development Plan's content and accuracy. The statement shall conform to Appendix A of the SLDO.
17. [SLDO:402.06.4] – Provide a note regarding Highway Occupancy Permit requirements to the effect, "Pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), as amended, a Highway Occupancy Permit will be required before any improvements are initiated within a State Highway Right-Of-Way."

18. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18” x 24” and be legible. Submission of a proof set prior to recording is required.
19. [SLDO:403.04.1] – Provide the centerline description for all existing streets.
20. [SLDO:403.06.4] – The Cumberland County Recorder of Deeds requires that the name of the person signing the plan as the owner or equitable owner appear on each sheet of the plan.
21. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
22. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
23. [SLDO:606] – The building setback lines and building separations shall conform to the prevailing Silver Spring Township Zoning Ordinance requirements.
24. [SLDO:608.01] – Provide monumentation in accordance with this section. Contact the Township Engineer for a determination of specific types and locations.
25. The Site Information, listed on sheet 2 for proposed lots 1 (Monroe) and 2 (Silver Spring) appear to be switched. The Site Information should reflect that lot 1 has existing lot coverage, private well and on-lot sewer; and that lot 2 has none.
26. The front setback lines appear to be measured from the centerline of the road. Front yard setbacks are to be measured from the street right-of-way line.

The motion carried.

a. Request for Planning Waiver &
Non-Building Declaration

On an Eakin/LeBlanc motion, the Board of Supervisors approved the request for the planning waiver and non-building declaration for the Betty A. Zeigler final subdivision plan, 2006-4F.

The motion carried.

PROGRESSIVE SERVICE DIE CO.
2006-5F

Mr. Scott Akens discussed the Progressive Service Die Company, final subdivision plan, 2006-5F, with the Board of Supervisors.

On a LeBlanc/Eakin motion, the Board of Supervisors approved the Progressive Service Die Co. final subdivision plan, 2006-5F, with the following conditions:

ZONING ORDINANCE OF 2003 (ZO):

1. [ZO:222.8] – Minimum Setback Requirements
Provide the required setback regulations for off-street parking, loading and outdoor storage and display areas.

SUBDIVISION AND LAND DEVELOPMENT
ORDINANCE OF 2003 (SLDO):

2. [SLDO:301] – Add information to the plans that indicates that any future land development activities may require the submission and approval of the land development plans per Silver Spring Township Ordinances.
3. [SLDO:303] – This plan does not require the submission of a “Preliminary” Plan for approval. The plan title should be revised to “Final Subdivision for Progressive Service Die Company”.
4. [SLDO:304.06] – All plans submitted for recording shall be accompanied by a copy of

the plan in an electronic format compatible with AutoCAD 2000®.

5. [SLDO:305.04] – The waiver request shall provide a note on the plans indicating the ordinance name, ordinance section, section description, and the date the waiver was granted by the Board of Supervisors.
6. [SLDO:402.02.5] – Provide the source of title to the land included within the subject application.
7. [SLDO:402.02.6] – Provide Tax Map and Parcel Number of subject tract.
8. [SLDO:402.02.8] – Provide a north arrow on all sheets of the plan.
9. [SLDO:402.02.10] – Provide Zoning Ordinance District of the surrounding land.
10. [SLDO:402.02.11] – The “zoning hearing board action” note shall be revised to include the exact language provided in the ZHB’s official order.
11. [SLDO:402.03.1] – Provide a benchmark within or immediately adjacent to the subject tract.
12. [SLDO:402.03.5] – Provide the location of the existing individual on-lot sanitary sewer disposal facility and water supply facility when located on the subject tract or within fifty (50) feet of the subject tract.
13. [SLDO:402.05.2] – A Sewer Facilities Plan Revision (planning module or exemption) must be approved by the Department of Environmental Protection.
14. [SLDO:402.05.8] – Provide evidence of Pennsylvania Historical and Museum Commission (PHMC) notification and response.
15. [SLDO:402.05.10] – Provide evidence of PNDI notification and response.

16. [SLDO:403.01] – Prior to recording, the plan must be reduced to 18” x 24” and be legible. Submission of a proof set prior to recording is required.
17. [SLDO:403.04.2] – Curve segments shall be comprised of arc, radius, and chord.
18. [SLDO:403.06] – All original seals, signatures, and notarizations shall be provided on each copy of the final plan prior to being recorded. Copies of sealed, signed, and notarized plans will not be permitted for recording.
19. [SLDO:403.06.4] – The Cumberland County Recorder of Deeds requires that the name of the person signing the plan as the Owner or Equitable Owner appear on each sheet of the plan.
20. [SLDO:403.07] – All applicable fees shall be paid prior to final plan approval.
21. [SLDO:608.01] – Permanent stone or concrete monuments shall be accurately placed along one side of the right-of-way lines of streets. Consult with the Township Engineer for the specific placement of monuments.
22. [SLDO:610.02] – Provide evidence that a trained professional has conducted a wetland review.
23. A survey marker should be identified at the northwest corner of lot 2.
24. If lot 1 contains existing stormwater facilities, their locations should be indicated on the plan.
25. The locations of the existing sewer and water facilities that serve the building on lot 1 should be shown.

The motion carried.

a. Request for Planning Waiver &
Non-Building Declaration

On a Pierce-McLain/LeBlanc motion the Board approved the request for the planning waiver and non-building declaration for the Progressive Service Die. Co. final subdivision plan, 2006-5F.

The motion carried.

185 WOODS PARTNERS C2006-1
LOT CONSOLIDATION

On a LeBlanc/Eakin motion, the Board approved 185 Woods Partners lot consolidation, C2006-1.

The motion carried.

LAND DEVELOPMENT PLANS

None

OTHER PERTINENT BUSINESS

ZONING HEARING BOARD NEW
APPLICATIONS

a. Erick Myers - Variance 2006-2
(Property located at 11 York Circle)

The Board of Supervisors were in favor of the Erick Myers variance request to Section 204.6 (Design Requirement of the R-1 Residential Zone). The applicant seeks approval to build an addition to his existing home which encroaches into the 35 foot front yard setback.

b. William D. Dennis - Variance 2006-3
(Property located at 305 Hogestown
Road)

The Board of Supervisors were in favor of the William D. Dennis variance request to Section 204.6 (Design Requirement of the R-1 Residential Zone). The applicant seeks approval to build an addition to his existing home which encroaches into the 35 foot rear yard setback.

GOLDEN TRIANGLE
LETTER OF CREDIT

On a LeBlanc/Pierce-McLain motion, the Board authorized the calling of a Letter of Credit for Golden Triangle subdivision plan if an extension in not received prior to April 6, 2006.

The motion carried.

ADJOURNMENT

There being no further business or comments to come before the Board, the meeting was adjourned at 7:54 p.m. on a Pierce-McLain/Eakin motion.

The motion carried.

Recorder: _____
Sue Ellen Adams

APPROVED: _____
Chairman

Secretary